

Note: The following case(s) is/are included in this ad.

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| Process No. | Applicant Name |
|-------------------------------|--|
| <u>04-390</u> | <u>OSCAR RIVERO</u> |
| <u>05-119</u> | <u>TRACT "N," 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION L. L. C.</u> |
| <u>05-161</u> | <u>ALODEBLI CORP.</u> |
| <u>05-184</u> | <u>MARCOS CENTURION</u> |
| <u>05-370</u> | <u>GILBERT SANCHEZ</u> |
| | |

THE FOLLOWING HEARING WAS DEFERRED FROM 2/7/06 TO THIS DATE:

HEARING NO. 06-2-CZ12-2 (05-119)

10-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: TRACT "N," 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION L. L. C.

(1) EU-1 to EU-M

(2) Applicant is requesting to waive the zoning regulations requiring lots to front on a public right-of-way to permit access to a public street by means of a private drive and to permit 3 parcels with a lot frontage of 0' on a dedicated street (120' required & 126'2" provided on a private drive).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Tract N 8th Addn to Port Charlotte Subdivision LLC," as prepared by Luis Rospigliosi, Inc. and consisting of 4 pages dated 3/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of Tract 15, KENDALL GREEN HOME SITES, Plat book 40, Page 52, less the south 257' thereof.

LOCATION: 8390 S.W. 112 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.46 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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ON 2/28/06, THE FOLLOWING HEARING WAS REMANDED BY THE CIRCUIT COURT BACK TO COUNCIL #12:

HEARING NO. 05-2-CZ12-4 (04-390)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANT: OSCAR RIVERO

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 40' (50' required) from the front (south) property line.
- (2) Applicant is requesting to permit a lot coverage of 17.99% (15% permitted).
- (3) Applicant is requesting to permit a wall and entry gates 8' high (6' permitted within the front setback area).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Residence for Mr. Oscar Rivero & Mrs. Yvette Aleman," as prepared by Alberto Bernal, Architect, consisting of 8 pages and dated revised 1/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, DUHE ESTATE, Plat book 64, Page 119.

LOCATION: 4955 S.W. 83 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 143' x 258'

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

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HEARING NO. 06-4-CZ12-1 (05-161)

33-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: ALODEBLI CORP.

Applicant is requesting to permit an addition to a single-family residence setback 10' from the rear (west) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Legalization Plan Alodebli Corp.," as prepared by Pedro Luis Lopez and dated 05/2005 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 1, PINE GROVE ESTATES, SECTION ONE, Plat book 107, Page 43.

LOCATION: 7624 S.W. 88 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 130' x 115'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. gross)

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APPLICANT: MARCOS CENTURION

- (1) AU to EU-M
- (2) Applicant is requesting to permit 1 lot with a frontage of 113' and 1 lot with a frontage of 113.05' (120' required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Mario Prats, Jr. & Associates and dated 5/6/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The Northwest $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 55 South, Range 40 East, LESS the west 35' thereof and LESS the south 25' thereof, and bounded by a 25' radius arc concave to the Northeast; said arc being tangent to both of the last described portions, being excepted herefrom, as set forth in Right-of-Way Deed to Miami-Dade County, filed for record in Official Records Book 14641, Page 1873, being described as follows:

The area bounded by the east line of the west 35' of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 55 South, Range 40 East, and bounded by the north line of the south 25' of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 6, and bounded by a 25' radius arc concave to the Northeast, said arc being tangent to both of the last described lines.

LOCATION: 11605 S.W. 95 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.11 Acres

AU (Agricultural – Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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HEARING NO. 06-4-CZ12-3 (05-370)

17-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: GILBERT SANCHEZ

AU to EU-M

SUBJECT PROPERTY: The south $\frac{1}{4}$ of the remaining portion of the following described property, after deducting the south 35' therefrom: The west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 55 South, Range 40 East.

LOCATION: 13555 S.W. 105 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1 Acre

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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